

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/91461/W
Site Address:	6, The Grove, Meltham, Holmfirth, HD9 4EH
Description:	Erection of single storey rear extension and associated works
Recommending Officer:	Joshua Merriman

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 01-Aug-2025

HOUSEHOLDER DELEGATED REPORT

Application Number	2025/91461
Location	6, The Grove, Meltham, Holmfirth, HD9 4EH.
Proposal	Erection of single storey rear extension and associated works. The description as publicised did not make reference to the associated works. For clarity it is considered this reference be included in the description. The description, plans and application form as publicised is considered to have adequately alerted the public to the nature of the development and whilst the update of the description is considered necessary for clarity it is further publicity of the application is not necessary in this case.
Publicity end date	11/07/2025
Number of representations received	Two objections have been received, discussed in further detail in the 'Assessment' section of this report.
Kirklees Local Plan Allocation/Designation	The application site is located within a bat alert layer, twite buffer, and has had permitted development rights removed.
Extension to Time (EoT)	No
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- NPPF Chapter 15 – Conserving and enhancing the natural environment

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity and Geodiversity

Supplementary Planning Document ‘House Extensions and Alterations’ (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 9: Construction materials
- Key design principle 12: Natural environment
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage

	YES / NO	SUMMARY
Negotiations/Amendments during course of application	No	
Parish/Town Council comments sought	Yes	Meltham Town Council have expressed their support of the application.

Planning History	Yes	89/06618 – Outline application for residential development – Conditional Outline Permission. 93/00232 – Renewal of unimplemented outline application for residential development – Conditional Outline Permission. 96/90781 – Renewal of unimplemented outline permission for residential development – Conditional Outline Permission. 97/92796 – Erection of 19 no. detached dwellings and detached garages – Conditional Full Permission.
Consultations required	No	

Assessment

Description of development:

The application seeks permission for the erection of a single storey rear extension.

The proposed single storey rear extension will project 1.59m from the rear elevation of the existing building, with a maximum height of 3.53m, an eaves height of 2.93m, and a width of around 7.45m.

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraphs 5.1 and 5.6 on pages 23 and 24 (and listed below) and if they do not, they need to be justified:

Rear extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
Preserve a back garden of a reasonable size, with a general principle that at least half the garden area is retained	The majority of the current garden space will be retained at the property, which is considered to be a reasonable amount.	
Be set behind the original building, and	The extension will be set entirely behind the	

not projecting beyond the sides	original building, not projecting beyond the sides.	
Maintain external access to the rear garden	The current external access to the rear garden via both sides of the dwelling will remain.	
Single storey rear extensions should:		
be in keeping with the scale and style of the original house	The proposal is subservient to the existing dwelling and is to be constructed using either matching or sympathetic materials to stay in keeping with the scale and style of the original house.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings)	At least half of the total area around the original house will remain post-development.	
not exceed 4 metres in height	The maximum height of the extension is 3.53m, not exceeding 4m.	
not project out more than 3 metres from the rear wall of the original house for semidetached and terraces houses or by 4 metres for detached properties	The proposal will project only 1.59m from the rear elevation of the original building, not exceeding the 4m allocated for detached properties.	
where they exceed 3m in length the eaves height should generally not exceed 2.5 meters	The proposal does not exceed 3m in length.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge	A gap of at least 1m is retained to all surrounding property boundaries.	

As the raised patio is located to the rear of the property and will be constructed using sympathetic materials, it is considered that there will be no significant impacts with regard to visual amenity. Furthermore, the roof lights proposed in

the side extension are not largely visible due to the pitched roof to the front of the side extension, therefore, moreover, they are considered to be sympathetic to the roof plane and thus no impacts on visual amenity are considered to occur.

Design and Visual Amenity:

Summary of local street scene/character:

The application site refers to 6, The Grove, Meltham, Holmfirth, HD9 4EH, a two-storey detached property faced in natural stone, with a pitched gable cement tiled roof, and sandstone uPVC windows and doors. The application property lies within a uniform street scene, being surrounded by properties of a similar size, scale, character, appearance, and age, most of which were likely erected from the same previous permission 97/92796. Furthermore, the dwelling benefits from a hard-standing parking area and amenity space to the front, as well as garden space to the rear, and has solar panels erected onto the front roof plane.

Consideration has been given here in terms of the proposals impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on the Local character and street scene	<ul style="list-style-type: none"> • KDP1 of the SPD • Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF 	As the extension is proposed to the rear of the dwelling and is to be faced in matching or sympathetic materials, it is considered that there will be no significant impact upon the local character and street scene. The raised patio, being to the rear, would have no significant impact visually upon the character of the street. The additional roof lights are considered to have no significant impact in terms of the street scene.	✓
Impact on original house	<ul style="list-style-type: none"> • KDP2 of the SPD 	Given the subservience of the extension and the use of matching and	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF 	sympathetic materials, and the size / scale of the raised patio, it is considered that there will be no significant impact upon the original house. The roof lights would have a small scale visual impact to the host property.	
Height, scale and massing	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	The extension is subservient to the original house with regard to height, scale, and massing. The roof lights would have no significant impact in this regard.	✓
Facing materials and detailing	<ul style="list-style-type: none"> • KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF 	The proposal is to be faced in natural stone to match the host property, with aluminium windows and doors, however, the windows and doors will be sandstone in colour to match the host dwelling and are therefore considered acceptable.	✓
Roof style	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	Cement tiles will be used for the roof, matching that of the existing dwelling.	✓
Window proportions	<ul style="list-style-type: none"> • KDP 1 and 2 of the SPD • Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF 	All windows proposed in the extension are considered to be proportionate to those in the existing dwelling with regard to size and positioning. The roof lights would have an acceptable impact in this regard.	✓
Accessibility for all users	<ul style="list-style-type: none"> • KDP 17 of the SPD 	Private domestic extension – no alternate	✓

	<ul style="list-style-type: none"> • Policy LP24 Design (f) • Chapter 12 of the NPPF 	access arrangements required.	
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The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity:

The main properties affected are:

- 4, The Grove, Meltham, Holmfirth, HD9 4EH – Neighbouring property to the East.
- 8, The Grove, Meltham, Holmfirth, HD9 4EH – Neighbouring property to the West.

Consideration of the impact of the extension is set out in the following table:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	<ul style="list-style-type: none"> • KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	As there are no windows proposed in the side elevations of the extension, and the closest neighbouring property to the North is an adequate distance away, it is considered that there will be no significant impact on the privacy of neighbours. The roof lights would have no significant impact in this regard given they would be at a high level in the room they serve and would not allow for easily direct overlooking of neighbouring dwellings.	✓
Impact on light and outlook of neighbours (to	<ul style="list-style-type: none"> • KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) 	Due to the limited projection and scale of the proposal it is considered that there will	✓

sides, rear and front)	<ul style="list-style-type: none"> Chapter 12 of the NPPF 	be no significant impact upon the light and outlook of neighbours. The roof lights would have no significant impact in this regard.	
Impact on overbearing or overshadowing	<ul style="list-style-type: none"> KDP 5, 6 of the SPD Policy LP24 Design (b) Chapter 12 of the NPPF 	As aforementioned, due to the limited projection of the extension it is considered that the proposal is not of a great enough scale to have any significant impact upon neighbours with regard to overbearing or overshadowing. The roof lights would have no significant impact in this regard.	✓
Remaining garden space of application property	<ul style="list-style-type: none"> KDP 7 of the SPD Policy LP24 Design (b) and (c) Chapter 12 of the NPPF 	The majority of garden space on the site will be retained which is considered to be acceptable. The roof lights would have no significant impact in this regard.	✓

It is also noted that there is a chimney located to the rear of the house within the submitted plans. Given the limited scale of this addition, it is also considered that there will be no significant impact upon neighbouring properties by way of overshadowing, overbearing, light, outlook, and privacy. Emissions from the chimney would be controlled by separate legislation and it is considered it would be unreasonable of the LPA to insist upon a scheme relating to emissions from the chimney given it is to serve a domestic property, and the separate powers at the Council's disposal which can be utilised were emissions to be at a nuisance level.

Raised patio

The consideration of the raised patio is taken in light of the matters set out in the above table. In terms of the remaining amenity space, impact upon light / overshadowing or being an oppressive / overbearing structure the patio is considered to have no significant impact. This conclusion is drawn on the basis of its siting, scale and height above the existing land level.

The raised patio would be 1.17m above the original ground level of the rear garden, located 0.98m from the Western property boundary, and 3.65m from the Eastern property boundary.

Whilst the patio would lead to a level of additional built form upon which occupiers would be able to utilise, the overall scale of the raised patio coupled with its siting in relation to neighbouring dwellings would not lead to an ability to easily overlook neighbouring occupiers. Any increased overlooking over and above that which can take place already from the existing passed patio / garden areas is not considered to be to such a degree that refusal on the basis of overlooking impact from the patio could be substantiated in this case. It is therefore concluded this element of the proposal would be acceptable in this regard.

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on highway safety	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the proposal is located to the rear of the dwelling and is not visible from the closest highway, it is considered that there will be no significant impact upon highway safety.	✓
Parking provision	<ul style="list-style-type: none"> • KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF 	As the number of bedrooms in the dwelling will not increase as a result of the proposal, and the hard-standing parking area to the front will not be reduced in scale, it is considered that the current parking provision on site is acceptable to remain.	✓
Provision for waste storage	<ul style="list-style-type: none"> • KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF 	Although nothing specific is detailed within the submitted plans, there will be adequate space on site for waste storage.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters:

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on trees	<ul style="list-style-type: none"> • KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF 	The proposal is not close enough to have any significant impact upon trees.	✓
Impact on ecology	<ul style="list-style-type: none"> • KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF 	While the site is within a bat alert layer and twite buffer, the nature of the proposal is not considered to have significant impacts to roosting/nesting potential. It is recommended that in this case an appropriate approach of the LPA is the inclusion of an informative note upon and grant of permission which alerts the applicant of their private responsibilities if any signs of bats or twites or potential to disturb those protected species are found.	✓
Carbon Budget / Climate change statement	<ul style="list-style-type: none"> • KDP 8, 9, 10 & 11 of the SPD • Policy LP51 	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning	✓

	<ul style="list-style-type: none"> Chapter 14 of the NPPF 	application with regards to carbon emissions. A Climate Change Statement has been submitted with this application.	
Drainage and Flood Risk	<ul style="list-style-type: none"> KDP 14 of the SPD Policy LP24 (d) (vii), LP27 and LP34 of the KLP 	The rear garden and landscaping would be retained to allow for run-off. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

Summary of Representation	Officer response	Addressed ✓ / X / N/A
Meltham Town Council have expressed their support of the application.	Noted.	✓
Concern regarding the standalone chimney in the proposed drawings as this may cast a shadow over the neighbouring patio as well as emit smoke that could cause a nuisance to the neighbouring dwelling.	This comment has been addressed in the 'Residential Amenity' section of this report.	✓
The raised rear patio may cause overlooking and impacts upon privacy.	This comment has been addressed in the 'Residential Amenity' section of this report.	✓

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: **CONDITIONAL FULL PERMISSION**

Decision Authorisation - Delegated Powers

Application Number: 2025/91461

Officer Recommendation: Conditional Full Permission

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	09/06/2025
Existing Site/Block Layout	(TP)_010	-	09/06/2025
Proposed Site/Block Layout	TP_011	-	09/06/2025
Existing Floor Plans	(EX)_100 – Ground Floor	-	09/06/2025
Existing Floor Plans	(EX)_101 – First Floor	-	09/06/2025
Existing Elevations	(EX)_200 – East	-	09/06/2025
Existing Floor Plans	(EX)_102 – Roof	-	09/06/2025
Existing Elevations	(EX)_202 – West	-	09/06/2025
Existing Elevations	(EX)_201 – South	-	09/06/2025
Existing Elevations	(EX)_203 – North	-	09/06/2025
Proposed Floor Plans	(GA)_100 – Ground Floor	-	09/06/2025
Proposed Floor Plans	(GA)_102 – Roof	-	09/06/2025
Proposed Floor Plans	(GA)_101 – First Floor	-	09/06/2025
Proposed Elevations	(GA)_200 – East	-	09/06/2025
Proposed Elevations	(GA)_202 – West	-	09/06/2025
Proposed Elevations	(GA)_201 – South	-	09/06/2025
Proposed Elevations	(GA)_203 – North	-	09/06/2025
Application Forms	-	-	09/06/2025
Climate Change Statement	-	-	09/06/2025
Design and Access Statement	-	-	09/06/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

